









Sitting within this attractive courtyard on the ever-popular Lakeside development this delightful two bedroomed second-floor apartment, which comprises lounge, diner, kitchen, two bedrooms, and a bathroom. Benefiting from double-glazing and central heating the property is convenient for an excellent range of amenities and is convenient for both the City Centre and A19. Internal inspection is a must to avoid disappointment. Available Now.

# MAIN ROOMS AND DIMENSIONS

## Second Floor

### Reception Hall

Phone entry system and built in cloaks and two cupboard.

### Lounge/Diner 9'6" x 13'6"



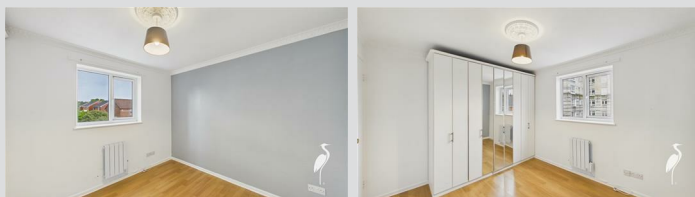
2x double glazed windows front, 2x heaters. Open archway into

### Kitchen 7'10" x 7'2"



Wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hobs and extractor hood. Space for a fridge freezer and washing machine.

### Bedroom 1 11'1" x 9'9"



Double glazed window to the rear and a radiator.

### Bedroom 2 6'4" x 9'8"



Double glazed window to the rear.

### Bathroom



Low level WC, washbasin and bath with overhead shower.

### Outside

Communal gardens and parking facilities to courtyard to the rear.

### Council Tax Band

The Council Tax Band is Band A.

### Move In Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

### Lettings Important Notice

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisors should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

### Viewings

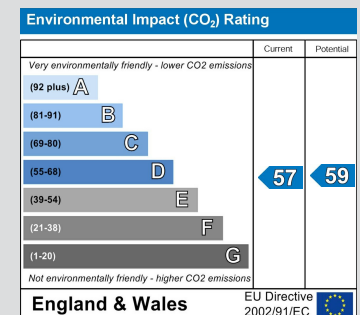
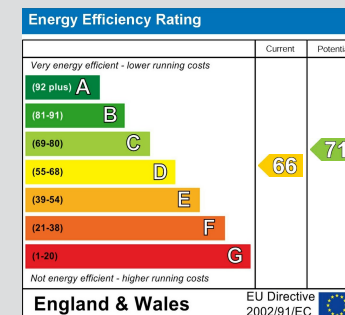
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option 1.

### Opening Hours

Monday to Friday 9.00am - 5.00pm

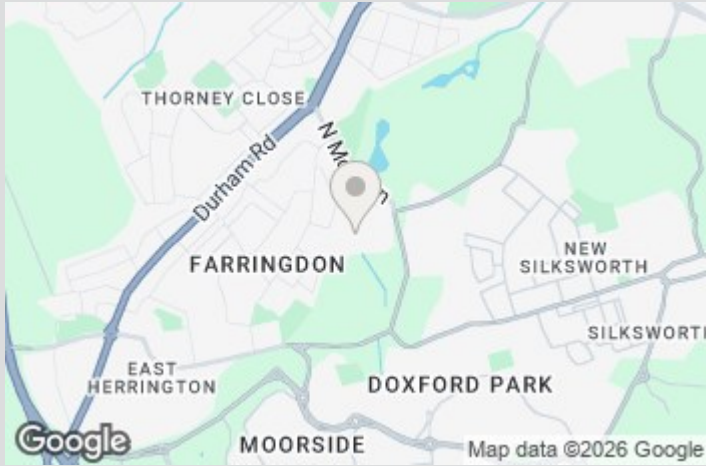
### Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



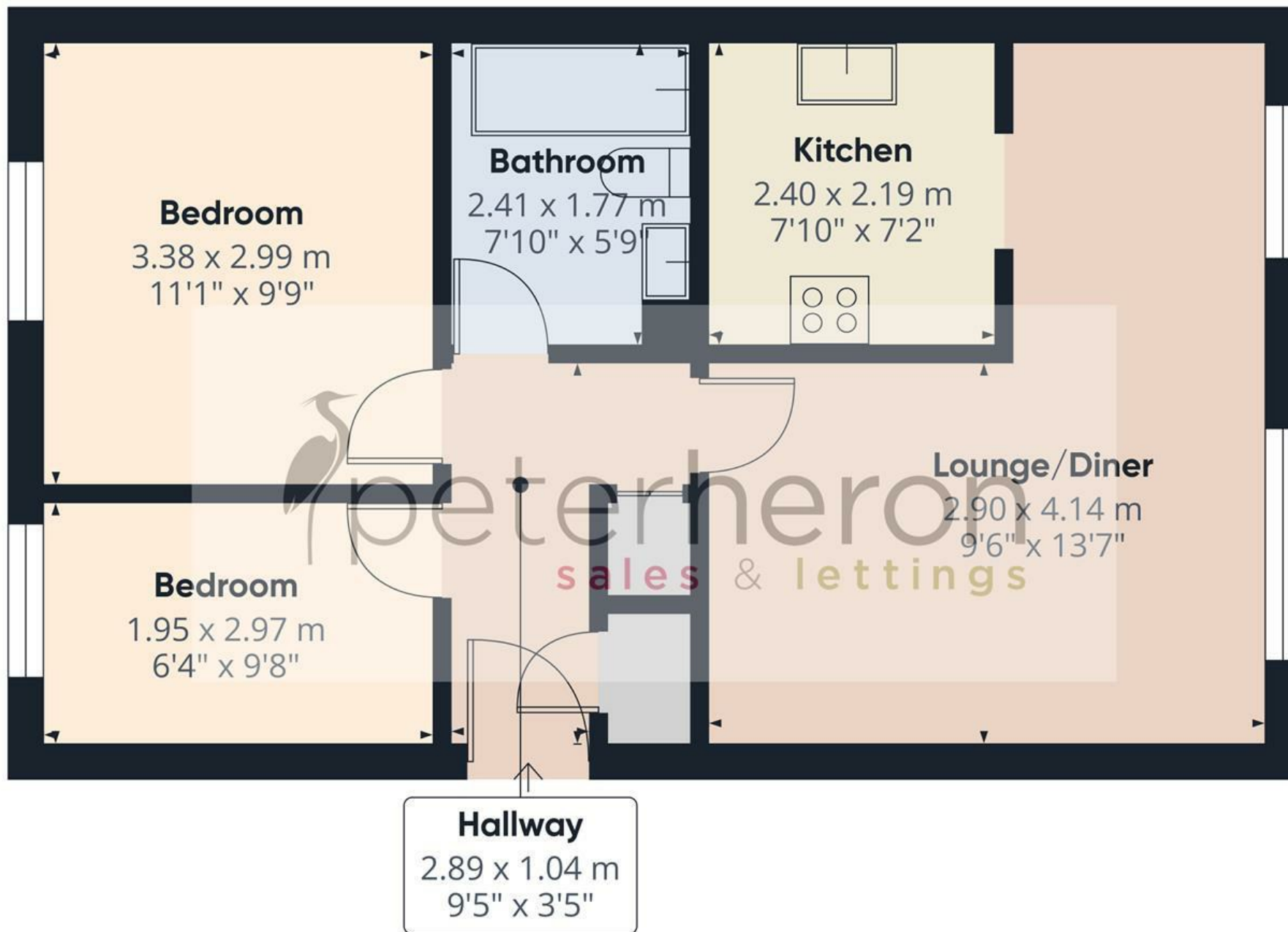
Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

## MAIN ROOMS AND DIMENSIONS



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**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Approximate total area<sup>(1)</sup>

47.3 m<sup>2</sup>  
509 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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